

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING

OF
TUESDAY, OCTOBER 9, 1984
AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Deputy Mayor Gotch at 10:04 a.m. Mayor Hedgecock adjourned the meeting at 11:43 a.m. to convene as the Redevelopment agency and then as the Housing Authority. Mayor Hedgecock announced that the items on docket for the 2:00 p.m. Council session would be trailed at that time to Monday, October 15, 1984.

Due to the lack of a quorum at 2:00 p.m., the Deputy City Clerk announced that all of the items docketed for this afternoon would be trailed to Monday, October 15, 1984, at 2:00 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor Hedgecock-present
 - (1) Council Member Mitchell-present
 - (2) Council Member Cleator-present
 - (3) Council Member McColl-present
 - (4) Council Member Jones-present
 - (5) Council Member Struiksma-present
 - (6) Council Member Gotch-present
 - (7) Council Member Murphy-present
 - (8) Council Member Martinez-present
- Clerk-Mutascio (jb a.m.; mp p.m.)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Mutascio called the roll:

- (M) Mayor Hedgecock-not present
- (1) Council Member Mitchell-not present
- (2) Council Member Cleator-present
- (3) Council Member McColl-present
- (4) Council Member Jones-not present
- (5) Council Member Struiksma-present
- (6) Council Member Gotch-present
- (7) Council Member Murphy-present
- (8) Council Member Martinez-present

ITEM-330:

Matters which affect the following real property: a portion of Section 34, Township 18 South, Range 2 West, SBBM, located at the southeast corner of Tocayo Avenue (Highway 117) and Oro Vista Road in the Otay Mesa-Nestor Community Plan area (approximately 1.3-acres):

- 1) Rezoning from Zone A-1-5 to Zone R-3000 (formerly R-2) on the above described real property.
- 2) Amendment to the Otay Mesa-Nestor Community Plan by the redesignation of the site from agricultural uses to multi-family residential use at a maximum density of 14.5 units per acre on the above described real property.
(Case-84-0400. District-8.)

Subitem-A: (R-85-487) ADOPTED AS RESOLUTION R-261701

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-84-0400 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-85-48) INTRODUCED, TO BE ADOPTED OCTOBER 22, 1984

Introduction of an Ordinance for R-3000 Zoning.

Subitem-C: (R-85-546) ADOPTED AS RESOLUTION R-261702

Adoption of a Resolution approving the amendment to the Otay Mesa-Nestor Community Plan.

FILE LOCATION:

Subitem-A ZONE ORD. NO.;

Subitem-C LAND -

Otay Mesa-Nestor Community Plan

COUNCIL ACTION: (Tape location: A010-038.)

Hearing began at 10:05 a.m. and halted at 10:07 a.m.

Council Member Mitchell entered at 10:05 a.m.

Council Member Jones entered at 10:06 a.m.

MOTION BY MARTINEZ TO CLOSE THE HEARING, ADOPT SUBITEMS-A AND C, AND INTRODUCE SUBITEM-B. Second by Murphy. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-not present.

ITEM-331:

Rezoning Lots 7 and 8, Block 2 of Ocean Spray Addition, Map-941 (a 4,214 square foot site), located at 5016 Mission Boulevard, in the Mission-Pacific Beach Community Plan area, from Zone R-3000 to Zone R-1500.
(Case-84-0505. District-6.)

Subitem-A: (R-85-486) ADOPTED AS RESOLUTION R-261703

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-84-0505 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-85-47) INTRODUCED, TO BE ADOPTED OCTOBER 22, 1984

Introduction of an Ordinance for R-1500 Zoning.

FILE LOCATION:

Subitem-A ZONE ORD. NO.

COUNCIL ACTION: (Tape location: A611-641.)

Hearing began at 10:45 a.m. and halted at 10:46 a.m.

MOTION BY GOTCH TO CLOSE THE HEARING, ADOPT SUBITEM-A AND INTRODUCE SUBITEM-B. Second by Struiksma. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-not present, Mayor Hedgecock-yea.

19841009

ITEM-332:

Matter of the appeal of Charles E. Craven from the decision of the Planning Commission in approving an amendment to Planned Commercial Development Permit PCD-84-0147, which proposes a development with a mixture of residential, retail commercial, commercial office and hotel uses on a 27.5-acre site in Zone CN. This amendment proposes additional floor area and additional parking. This site is located on the northwest corner of Genesee Avenue and La Jolla Village Drive, in the University North Community Plan area, and is further described as Lots 1-19, Regents Park, Map-10703.
(PCD-84-0147. District-1.)

Subitem-A: (R-85-654) ADOPTED AS RESOLUTION R-261704

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-84-0147 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report has been reviewed and considered by the Council.

Subitem-B: (R-85-655) ADOPTED AS RESOLUTION R-261705,
DENYING THE APPEAL AND GRANTING
THE PERMIT

Adoption of a Resolution granting the appeal and denying the permit or denying the appeal and granting the permit with appropriate findings to support Council action.

Subitem-C: (R-85-656) ADOPTED AS RESOLUTION R-261706

Adoption of a Resolution containing appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-84-0147.

FILE LOCATION: PERM PCD 84-0147

COUNCIL ACTION: (Tape location: A642-C121.)

Hearing began at 10:47 a.m. and halted at 11:40 a.m.

Council Member Jones left at 11:15 a.m. and entered at 11:26 a.m.

Testimony in favor of the appeal by Charles Craven.

Testimony in opposition to the appeal by Paul Peterson, Mark Steele and Dale Gleed.

MOTION BY CLEATOR TO CLOSE THE HEARING, DENY THE APPEAL AND APPROVE THE PERMIT. Second by Struiksma. Passed by the following vote: Mitchell-nay, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-not present, Mayor Hedgecock-nay.

19841009

ITEM-333:

Matters concerning approximately 27 acres located at the northwest side of Palm Avenue and Beyer Boulevard, in the Otay Mesa-Nestor Community Plan area. The subject property is further described as approximately 27 acres, portion of the Southwest Quarter of the Southeast Quarter of Section 22, Township 18 South, Range 2 West, SBBM:

- 1) Rezoning from Zone R1-20000 (formerly R-1-20) to Zone R1-5000 (formerly R-1-5).
- 2) Appeals from the decision of the Planning Commission in

denying:

- a) Tentative Subdivision Map TM-84-0276 (The Heights) which proposes to develop approximately 144 single-family residential lots, and
 - b) Hillside Review Permit HRP-84-0276 to grade and develop within the Hillside Review Overlay Zone.
- 3) Amendment to the Otay Mesa-Nestor Community Plan by increasing the residential density for subject property. (Case, TM and HRP-84-0276. District-8.)

Subitem-A: (R-85-352) ADOPTED AS RESOLUTION R-261707
Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration EMND-84-0276 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-85-36) INTRODUCED AS AMENDED, TO BE
ADOPTED OCTOBER 22, 1984
Introduction of an Ordinance for R1-8000 Zoning.

Subitem-C: (R-85-657) ADOPTED AS RESOLUTION R-261708,
GRANTING THE APPEAL AND PERMIT
Adoption of a Resolution granting or denying the appeal and the permit with appropriate findings to support Council action.

Subitem-D: (R-85-658) ADOPTED AS RESOLUTION R-261709,
GRANTING THE APPEAL AND MAP
Adoption of a Resolution granting or denying the appeal and the map with appropriate findings to support Council action.

Subitem-E: (R-85-659) ADOPTED AS RESOLUTION R-261710
Adoption of a Resolution approving the community plan amendment to be effective when the amendment to the General Plan is adopted after a hearing on or about October 30, 1984.

FILE LOCATION:

Subitems-A and C PERM HRP 84-0276;

Subitem-D

SUBD - The Heights;

Subitem-E LAND - Otay

Mesa-Nestor Community plan

COUNCIL ACTION: (Tape location: A040-610.)

Hearing began at 10:07 a.m. and halted at 10:44 a.m.

Mayor Hedgecock entered at 10:19 a.m.

Testimony in favor of the appeal by Paul Robinson and Barry Ross.

Testimony in opposition to the appeal by Carl Schneider, Ruth Schneider and Mildred Hill.

MOTION BY MARTINEZ TO CLOSE THE HEARING, GRANT THE APPEAL, PERMIT AND MAP WITH THE CONDITION THAT 144 WOULD BE THE MAXIMUM NUMBER OF UNITS BUILT, AND INTRODUCE THE ORDINANCE AS AMENDED APPROVING R1-5000 ZONING. Second by Gotch. Passed by the following vote: Mitchell-nay, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-334:

A proposal to introduce five zoning ordinances intended to facilitate implementation of various adopted Coastal Zone segment land use plans.

The five ordinances to be considered for introduction would, if adopted, effect the following changes in The City of San Diego Municipal Code:

1. Amend Chapter X, Article 1, Division 1 (Definitions and Interpretations) by adding definitions for "Coastal Zone," "common parking," and "joint use parking."
2. Amend Chapter X, Article 1, Division 4 (Zones) by adding Coastal Zone regulations to the "R Zones" and to the "C-1 Zone."
3. Amend Chapter X, Article 1, Division 8 (Off-street Parking) by:
 - a) Revising tandem parking regulations; and
 - b) Adding joint use and common parking regulations.
4. Amend Chapter X, Article 1, Division 9 (Planned Residential Developments) by adding two numerical entries for the RV Zone to the Planned Residential Developments' tabular regulations on density and open space, respectively.

Subitem-A: (O-83-3 Rev.) INTRODUCED, TO BE ADOPTED OCTOBER 22, 1984

Introduction of an Ordinance amending the San Diego Municipal Code relating to Land Use Definitions and

Interpretations.

Subitem-B: (O-83-14 Rev.) INTRODUCED, TO BE ADOPTED OCTOBER 22, 1984

Introduction of an Ordinance amending the San Diego Municipal Code relating to the C-1 Zone.

Subitem-C: (O-83-260 Rev.) INTRODUCED, TO BE ADOPTED OCTOBER 22, 1984

Introduction of an Ordinance amending the San Diego Municipal Code relating to the R Zones (Multiple Family Residential).

Subitem-D: (O-83-19 Rev.) INTRODUCED, TO BE ADOPTED OCTOBER 22, 1984

Introduction of an Ordinance amending the San Diego Municipal Code relating to Planned Residential Developments.

Subitem-E: (O-83-20 Rev.) INTRODUCED, TO BE ADOPTED OCTOBER 22, 1984

Introduction of an Ordinance amending the San Diego Municipal Code relating to Off-Street Parking.

FILE LOCATION: --

COUNCIL ACTION: (Tape location: C122-160.)

Hearing began at 11:41 a.m. and halted at 11:43 a.m.

MOTION BY STRUIKSMA TO CLOSE THE HEARING AND INTRODUCE THE ORDINANCES. Second by Jones. Passed by the following vote:

Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-nay, Murphy-yea, Martinez-not present, Mayor Hedgecock-yea.

ITEM-335: (R-85-385) TRAILED TO OCTOBER 15, 1984, 2:00 P.M.

Matter of:

A proposal to the City Council recommending approval of the Community Planning Committee Bylaws which have been updated in conformance with Council Policy 600-24. This action involves all of the Community Planning Committee Bylaws.

FILE LOCATION: GENL Community Planning Committees

COUNCIL ACTION: (Tape location: C161-162.)

ITEM-336: TRAILED TO OCTOBER 15, 1984, 2:00 P.M.

A proposal to the City Council recommending adoption of the La Jolla Commercial Areas Planned District Ordinance. This

implementing legislation, if adopted, would apply to all commercially zoned land within the La Jolla Community Plan area and would establish new guidelines and standards for development as recommended by the adopted La Jolla Community Plan and Local Coastal Program.
(District-1.)

Subitem-A: (R-85-575)

Adoption of a Resolution authorizing submittal of the La Jolla Commercial Areas Planned District Ordinance and the La Jolla Commercial Sign Control District to the Coastal Commission.

Subitem-B: (O-85-53)

Introduction of the La Jolla Commercial Areas Planned District Ordinance.

FILE LOCATION: LAND - La Jolla Planned District
COUNCIL ACTION: (Tape location: C161-162.)

ITEM-337: TRAILED TO OCTOBER 15, 1984, 2:00 P.M.

Four actions relative to the improvement of City Heights Block Grant Streets and Alleys Contract No. 3B (1911 Improvement Act):
(East San Diego Community Area. Districts-3 and 8.)

Subitem-A: (R-85-341)

Adoption of a Resolution of Feasibility for the improvement of City Heights Block Grant Streets and Alleys Contract No. 3B.
(Eight votes required.)

Subitem-B: (R-85-339)

Adoption of a Resolution ordering the work for City Heights Block Grant Streets and Alleys Contract No. 3B under the provisions of the San Diego Municipal Code and the Improvement Act of 1911.

Subitem-C: (R-85-439)

Adoption of a Resolution adopting the plans and specifications for City Heights Block Grant Streets and Alleys Contract No. 3B under the provisions of the San Diego Municipal Code and the Improvement Act of 1911.

Subitem-D: (R-85-440)

Adoption of a Resolution inviting sealed proposals for bids for the improvement of City Heights Block Grant Streets and Alleys Contract No. 3B under the provisions of the San Diego Municipal Code and the Improvement Act of 1911.

CITY MANAGER REPORT: The City Heights Streets and Alleys Contract No. 3B is the third project in the City Heights area to be considered by Council under the CDBG - Assessment District cost sharing concept. The cost sharing concept is based on CDBG funds being used to finance 50 percent of the alley improvements regardless of the income or residency status of the benefitting property owners. The remaining 50 percent of the alley improvement cost will be assessed to the benefitting parcels with CDBG funds being utilized to pay the assessments for owner-occupants who meet HUD income guidelines. Property owners who do not qualify may pay the remaining 50 percent over a period of ten years. The proposed improvements to the six alleys included in this contract consist of clearing, grubbing, grading, paving, curb, retaining wall and storm drain improvements. There are 86 parcels involved. All property owners have been notified of the proposed improvements and given information regarding the assessment payment program.

FILE LOCATION: STRT D-2249

COUNCIL ACTION: (Tape location: C161-162.)

ITEM-338: TRAILED TO OCTOBER 15, 1984, 2:00 P.M.

Four actions relative to the improvement of Alley Block 30, Del Mar Heights (1911 Improvement Act):
(Del Mar Heights Community Area. District-1.)

Subitem-A: (R-85-396)

Adoption of a Resolution of feasibility for the improvement of Alley Block 30, Del Mar Heights.
(Eight votes required.)

Subitem-B: (R-85-394)

Adoption of a Resolution ordering the work for Alley Block 30, Del Mar Heights under the provisions of the San Diego Municipal Code and the Improvement Act of 1911.

Subitem-C: (R-85-393)

Adoption of a Resolution adopting the plans and specifications for Alley Block 30, Del Mar Heights under the provisions of the San Diego Municipal Code and the

Improvement Act of 1911.

Subitem-D: (R-85-395)

Adoption of a Resolution inviting sealed proposals for bids for Alley Block 30, Del Mar Heights under the provisions of the San Diego Municipal Code and the Improvement Act of 1911.

CITY MANAGER REPORT: The project was initiated by owners of 66.78 percent of the property frontage involved. In addition to the petition there were two signed waivers representing 6.78 percent of the frontage for a total of 73.56 percent. The petition was accepted by Council on July 21, 1980 per Resolution R-252295. The alley to be improved is located between Pine Needles Drive and Condesa Drive and Del Mar Heights Road and Cordero Road. The proposed improvements consist of grading, preparation of subgrade, paving and storm drain system.

FILE LOCATION: STRT D-2221

COUNCIL ACTION: (Tape location: C161-162.)

ITEM-339: TRAILED TO OCTOBER 15, 1984, 2:00 P.M.

(Continued from the meeting of September 18, 1984 at Bruce Warren's request.)

Matters of:

- 1) Proposal to approve the Development Agreement for the Northside Project, which will provide pursuant to an agreement with The City of San Diego and certain owners for floor control, public improvements and private development including residential, office, hotel and other commercial facilities and uses.
- 2) Proposal to approve the Specific Plan for the Northside Project. The Specific Plan includes detailed regulations, conditions, programs, legislation and zoning for the implementation of the Progress Guide and General Plan including the location of housing, business, open space and other uses; regulations establishing height, bulk, location and setback limits; the location and size of streets and roads; standards for density; standards for conservation and other matters.
- 3) Proposal to approve the rezoning as set by the Northside Specific Plan and Development Agreement. This action would change certain areas presently rezoned R-1-40000 and R-1-40000 (FPF) to rezones R-1500, R-1000, R-1000 (FPF), CA and CA (FPF). Certain other areas would remain in rezones R1-40000, R1-40000 (FPF) and FW.
- 4) Proposal to approve the Northside Specific Plan as a

re-use plan for Natural Resource Planning Unit of the Serra Mesa Community Plan.

5) Proposal to approve an amendment to the Progress Guide and General Plan to incorporate the Specific Plan.

6) Certification of Environmental Impact Report EIR-82-0556 and adopting Findings pursuant to the California Environmental Quality Act.

The Northside Project Development Agreement and Specific Plan area consists of approximately 241 acres in Mission Valley and Serra Mesa. The project area is located on both sides of Friars Road and is generally bounded by I-805 on the west, the San Diego River on the south, the San Diego Jack Murphy Stadium on the east and the Serra Mesa community on the north.

(District-5.)

Subitem-A: (R-85-398)

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-82-0556 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report has been reviewed and considered by the Council.

Subitem-B: (O-85-34)

Introduction of an Ordinance approving the development agreement.

Subitem-C: (R-85-316)

Adoption of a Resolution approving the Northside Specific Plan.

Subitem-D: (R-85-318)

Adoption of a Resolution approving the amendment to the Serra Mesa Community Plan, to become effective when the amendment to the General Plan Map is adopted after a hearing on or about October 30, 1984.

Subitem-E: (R-85-317)

Adoption of a Resolution approving the amendment to the Progress Guide and General Plan by incorporating the amendment to the Serra Mesa Community Plan, to become effective when the amendment to the General Plan Map is adopted after a hearing on or about October 30, 1984.

Subitem-F: (R-85-321)

Adoption of a Resolution containing appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-82-0556.

FILE LOCATION:

Subitems A,C,F - LAND Northside Specific
Plan;

Subitems D,E - LAND Serra Mesa
Community Plan

COUNCIL ACTION: (Tape location: C161-162.)

ITEM-340: TRAILED TO OCTOBER 15, 1984, 2:00 P.M.

The matter of a conceptual plan for the redevelopment of Horton Plaza Park.

(See City Manager Report CMR-84-380; Committee Consultant Analysis PFR-84-38; Report from CCDC dated 9/19/84; package from Historical Site Board dated 9/13/84; Memorandum from Assistant Planning Director to PF&R dated 9/14/84 and Planning Department Report PDR-84-355; Letter from Katharine Rosenberry to Council Member Dick Murphy dated 5/4/84; and Letter from Ken Erhardt to PF&R dated 7/16/84. Center City Community Area.)

COMMITTEE ACTION: Heard by PF&R on 9/19/84. Forwarded to full Council without recommendation. Districts 1, 2 and 4 voted yea. Districts 3 and 7 not present.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: C161-162.)

ADJOURNMENT:

By common consent, the meeting was adjourned by Mayor Hedgecock at 11:43 a.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: C162).